DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0193/TPO	Recommendation – Approve Application
Site	51 Lansdowne Road Worthing West Sussex BN11 5HB
Proposal:	Application for consent under Worthing Tree Preservation Order No. 14 of 2005 to crown lift one Sycamore (T1) over the adjacent highways, Lansdowne Road and Lansdowne Close to ~~10m~~ ~~and to crown clean to remove crossing limbs~~. 6m over the carriageways and to 3m over the pavements, and clean out by the removal of dead wood and crossed and abrading branches (Amended by applicant 27/5/2011)
Date of Site Visit: 7th April 2011	
Neighbours Checked: Y	
Additional Neighbours Notified (List Addresses): N	

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

51 Lansdowne Road is a 2-storey detached house. It is situated on the east corner of the junction of Lansdowne Road and Lansdowne Close.

The application relates to a protected Sycamore tree (Acer pseudoplatanus), T1 under the Worthing Tree Preservation Order No. 14 of 2005, in the north-western corner of the grounds of the property.

Consent is sought to crown lift the tree over the pavements to 3 metres and over the carriageway in Lansdowne Road and Landscowne Close to 6 metres.

The application originally proposed crown lifting of this tree to 10 metres. On visual amenity grounds, such works would not have been acceptable.

Following negotiations, the application was amended by the applicant on 27th May 2011 and seeks consent to crown lift the tree to 3 metres over the pavements in Lansdowne Road and Lansdowne Close and to crown lift the tree to 6 metres over these roads, only.

[Note: Being *less* works than those originally proposed, the application has not be re-advertised].

The reasons for these tree works are in the interests of highway safety, at the request of West Sussex County Council, the local Highway authority.

CONSULTATIONS AND REPRESENTATIONS

The Borough Arboriculturist commented (7th April 2011) that the works as originally applied for are excessive and likely to damage the form and condition of the tree.
He further commented that there is scope to remove branches up to a height of 6 metres on the north and west sides over the highway. [On this basis, the application has been amended).

HUMAN RIGHTS

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development or tree work proposed would not cause undue noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered acceptable with regard to Article 8 and Article 1

PLANNING ASSESSMENT

The Sycamore tree is a prominent, established feature of the area, of high public amenity value.

The proposed removal of lower branches on the tree over the adjacent highways, i.e. to 3 metres above the pavements and to 6 metres over the carriageways, respectively, as amended by the applicant on 27th May 2011, is necessary to comply with West Sussex County Council's Highways Act requirements for a safe clearance over the highways, clear of low overhanging vegetation.

Whereas the original crown lifting of the tree to 10 metres would not have been acceptable, and would have been excessive to satisfy the Highways Act requirements of the County Council, the proposed revised, lesser, crown lifting works to a height of three metres over the pavements and to six metres over the roadways, in my opinion, would not significantly or adversely affect the natural form, branch structure, stature or overall appearance of the tree.

Subject to the works being restricted to the revised tree works in the application, only, unless otherwise agreed in writing with the Local Planning Authority and carried out in accordance with the British Standard BS 3998 (2010) 'Recommendations for Tree Works,' which can be controlled by a condition of consent, if consent is granted, the application is considered to be acceptable.

Conditional consent is accordingly recommended to be granted on this basis.

RECOMMENDATION

Approve, subject to the condition(s):

1. Restrict tree works
2. Time limit – six months for completion.

Reasons for Recommendation: Not applicable.

Is recommendation contrary to letter (s) of representation?

(No/~~Yes/NA~~

DELEGATED

Case Officer Sign..... [redacted] .....Date..... 27th May 2011.....

Authorising Office Sign..... [redacted] .....Date..... 31.5.11.....